



Planning Commission
AGENDA

Monday, May 19, 2025 at 4:30 p.m.
Community Room, 631 Perry Street, Defiance

ADMINISTRATIVE ITEMS:

ITEM 1: Roll Call of Members

ITEM 2: Approval of the April 21, 2025 Planning Commission Meeting minutes.

PLANNING ITEMS:

ITEM 1:

VARIANCE REQUEST & SITE PLAN REVIEW

PROJECT LOCATION: 326 W. SESSIONS STREET, DEFIANCE, OH 43512.

APPLICANT: LOLA G. AND PEOPLE, LLC, C/O CLAYTON HOMES, 2720 US 68 SOUTH, BELLEFONTAINE, OH 43311.

Description:

Parcels B01-3120-0-035-00 and B01-3120-0-036-00, approximately 0.1757 acres, located in Carter Et Al Addition Lot 68, City of Defiance, Noble Township, Defiance County, OH. Applicant is requesting a Site Plan Review for a new residence. Applicant also requests the following variances:

-Variance request to reduce the required 30' rear yard setback to 24.72' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02-1 chart.

-Variance request to reduce the required 50' front yard setback on a highway to 18.5' per *City of Defiance Planning and Zoning Code*, Chapter 1173.02.C.

ITEM 2:

FINAL PLAT REVIEW

PROJECT LOCATION: 0 WILDWOOD DRIVE, DEFIANCE, OH 43512.

APPLICANT: JEFFERSON SOUTH HOLDINGS, LLC., 2716 SR 66 SOUTH, DEFIANCE, OH 43512.

Description:

Parcels J03-0179-0-001-00 through J03-0179-0-0043-00 are located in Bistel Addition Extension lots 61-100, in the City of Defiance, Richland Township, Defiance County, OH. Applicant is requesting a Final Plat Review.

CLERK'S REPORT

PUBLIC INPUT AND DISCUSSION

ADJOURNMENT

*The next Planning Commission meeting is **Monday, June 21, 2025**.*